



Administrative Action

Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

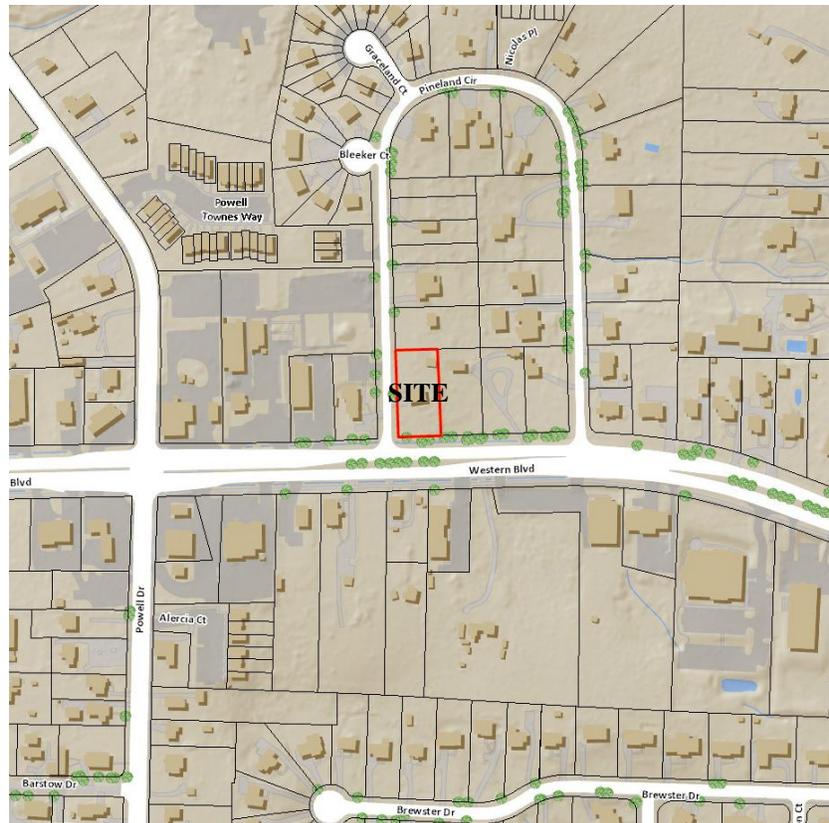
Case File / Name: S-7-14 / Western Park Subdivision

General Location: The site is located on the north side of Western Boulevard, in the northeast corner of the western most intersection of Western Boulevard and Pineland Circle.

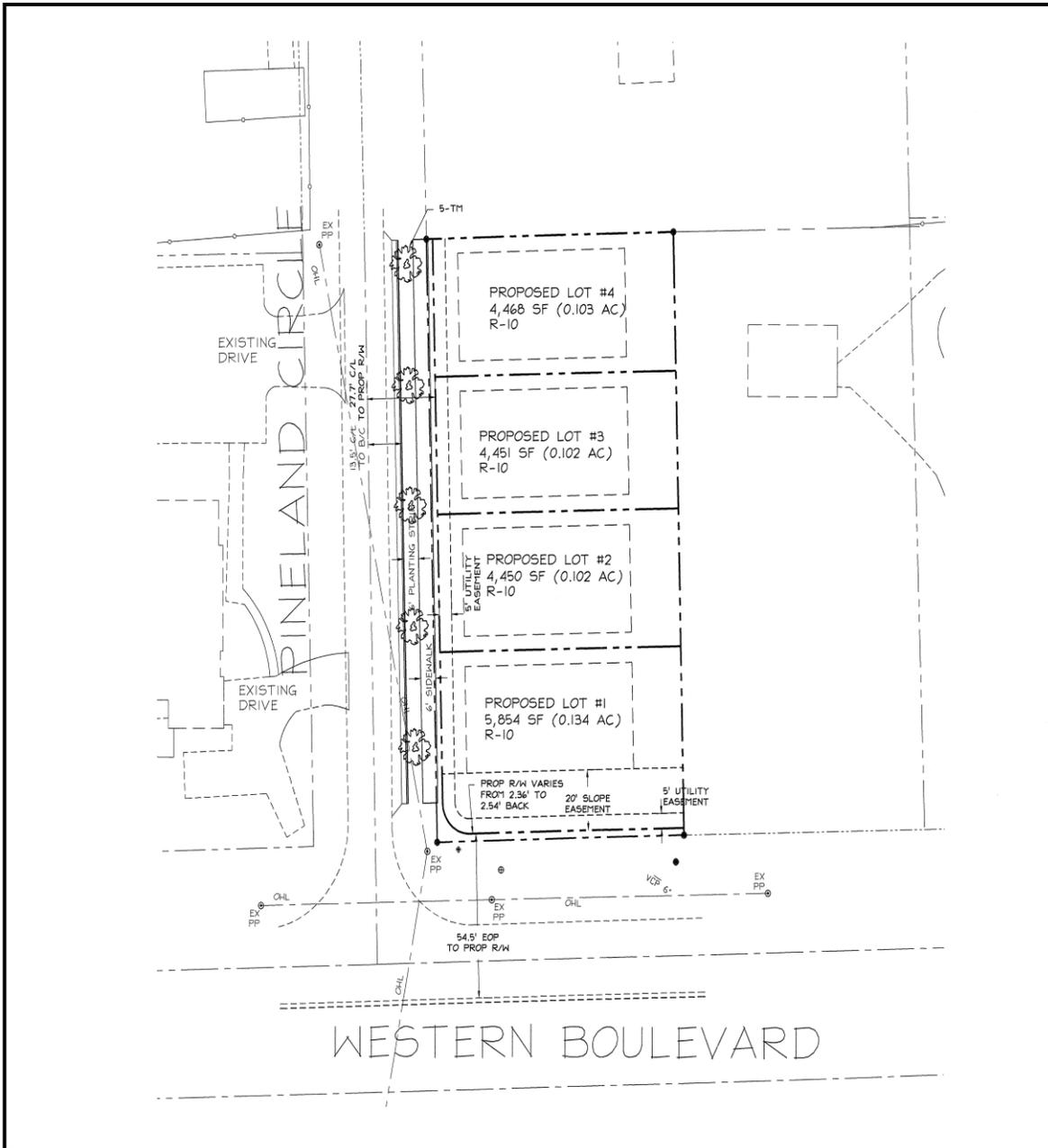
CAC: West

Nature of Case: Subdivision of one lot into 4 lots currently zoned Residential-10 District, and within a Special Residential Parking Overlay district. All proposed lots would front on Pineland Circle. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

Contact: Blackmon Development Associates, Chad Blackmon.



Location Map



SUBJECT: S-7-14 / Western Park Subdivision

CROSS-REFERENCE: N/A

LOCATION: The site is located on north side of Western Boulevard, in the northeast corner of the western most intersection of Western Boulevard and Pineland Circle, and inside the city limits.

PIN: 0784-51-8468

REQUEST: This request is to approve the subdivision of a 0.46 acre tract into 4 lots, zoned Residential-10 District, and within a Special Residential Parking Overlay district as per the Unified Development Ordinance. Proposed Lot 1 will be 5,854 square feet in size, proposed Lot 2 will be 4,450 square feet in size, proposed Lot 3 will be 4,451 square feet in size and proposed Lot 4 will be 4,468 square feet in size. This proposal conforms to the density, minimum lot size, and dimension standards of the Residential-10 district. Surrounding periphery lots are developed as single family, and a commercial use. There is an existing single family residence, accessory building, gravel drive, and stone and concrete wall on site which shall be removed.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That approval for all applicable North Carolina Department of Transportation permits is provided;
- (2) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (3) That demolition permits be issued for the existing single family dwelling and accessory structure and the building permit numbers be shown on all maps for recording with the Wake county Register of Deeds office;
- (4) That Infrastructure Construction Plan shall be approved by the Public Works Department;
- (5) That a planting detail for the five streetscape trees, 40 ft. on center, adjacent to Pineland Drive, is approved in accordance with the standards set forth in the Raleigh Street Design Manual;
- (6) That if the proposed public improvements are not installed and inspected by the city to accept for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Pineland Circle is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (7) That a fee-in-lieu, based on the City's rates, will be required for all improvements, including curb and gutter, storm drainage, street trees, 6' concrete sidewalk and all applicable utility relocation, along the frontage of Western Boulevard;
- (8) That variable width right-of-way dedications and 5' utility easement dedications along Western Boulevard and Pineland Circle, as well as a 20'

width slope easement along Western Boulevard as shown on the preliminary plan be shown on all maps for recording.

Prior to issuance of a certificate of occupancy:

(9) That all public improvements are inspected and accepted for maintenance by the Public Works department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Brown (L. Barton) Date: 6/16/14

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, and Article 7.2. This approval is based on a preliminary plan dated 3/10/2014 owned by A Squared LLC., submitted by Chad Blackmon, Blackmon Development Associates.

ZONING:

ZONING DISTRICTS: Residential-10, and Special Residential Parking Overlay District, Unified Development Ordinance, Effective September 1, 2013.

TREE CONSERVATION: N/A

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan.

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Western Boulevard	54.5 ft. from EOP	NA.	20'
Pineland Circle	27.7 ft. from C/L. (1/2 of 27' back to back)		NA

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

Pineland circle is classified as a Neighborhood Yield facility, whereas Western Boulevard is classified as an Avenue 6-lane, divided facility. A surety for all required improvements will be required to be posted with the City covering all proposed work within the public Right of Way. The surety shall be 125% of the total estimate amount. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: NA

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential -10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet, and a corner lot, 60 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The sub-divider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape along Western Boulevard is a 14 feet, plus a minimum 5' utility easement, and a 20' slope easement, all of which to be recorded to accommodate a future improvement project. A fee in lieu for a 6' sidewalk and street trees along Western Boulevard is required prior to lot recordation.

The applicable streetscape along Pineland Circle proposes construction of 199.67 feet of 6 foot wide sidewalk, and the installation of five street trees, forty foot on center, within a six foot planting strip, 199.67 feet, or the length of the development along Pineland Circle.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along one side of Pineland Circle. Each proposed lot has access to the public right of way in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 of the Unified Development Ordinance.

Exemptions:

The subdivision may claim an exemption to stormwater controls under Section 9.2.2.A.1 as development on each lot will not exceed 2 dwelling units within a subdivision less than 1 acre in cumulative size.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

NA

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 6/16/17
Record at least ½ of the land area approved.

5-Year Sunset Date: 6/16/19
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT :**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.